

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: DECEMBER 5, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

REVIEW OF CONDITION

ROC-25311 - PUBLIC HEARING - APPLICANT/OWNER: FARM MINI STORAGE PARTNERS, LLC - Request for a Review of Condition to remove Condition Number 1 of an approved Site Development Plan Review (SDR-10505) WHICH STATED THE MAXIMUM BUILDING HEIGHT OF THE STORAGE BUILDING SHALL BE 33 FEET FROM NATURAL GRADE AND REPLACE IT WITH A CONDITION PERMITTING A BUILDING HEIGHT OF 36 FEET 8 INCHES at 8424 Farm Road (APN 125-17-610-016), T-C (Town Center) Zone [SC-TC (Service Commercial Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

17

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest postcards
6. Submitted after final agenda – Protest postcards/letter
7. Submitted after meeting – Recordation notice of Council action and conditions of approval

Motion made by STEVEN D. ROSS to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

RICKI Y. BARLOW, LOIS TARKANIAN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-LARRY BROWN)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

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BOB GENZER, Genzer Consulting, appeared on behalf of the applicant and stated that the project was approved in April of 2006 with a specific condition that the building height would not exceed 33 feet. The majority of the building is at 32 feet. The issues are two mechanical areas for the elevator shafts located in the center of the building and they are approximately 36 feet high. He is aware that a complaint was received regarding this issue. He pointed out that the current vacant area will house a structure for office/retail space as a two-story unit. Once built, this side of the building will not be seen with the mechanical area for the elevator shafts. He accepted staff's recommendation.

TOM McGOWAN, Las Vegas resident, supported the application, as the extensions of the elevator shafts are not perceptual.

COUNCILMAN ROSS believes this will complete the shopping center and the building meets the criteria; the elevator shafts are just a few feet higher. He pointed out that the developer did not lie to him. This is something that happens when a building is approved where ancillary items are not taken into account, such as these elevator shafts in this case. Therefore, he can support it.

MAYOR GOODMAN declared the Public Hearing closed.

